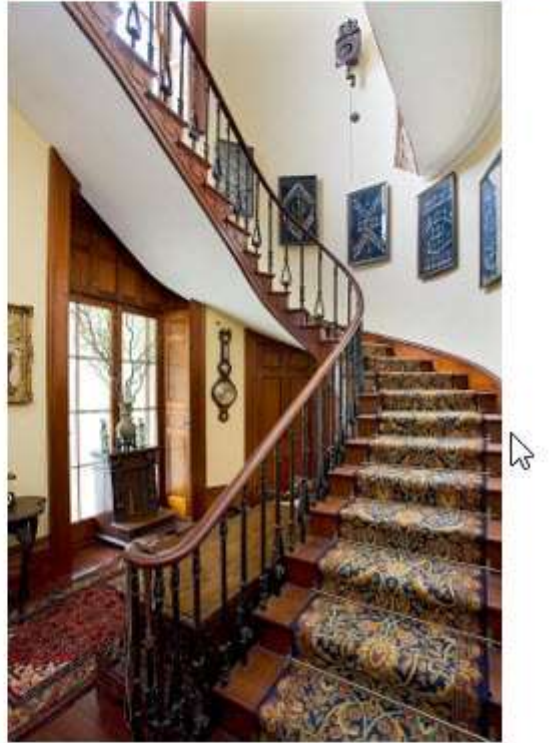


LISTING PORTFOLIO – Cameron Russell

LISTING SAMPLE 3: 5 Rockwall Crescent, Potts Point, NSW (LONGER VERSION)



LISTING PORTFOLIO – Cameron Russell

Be part of history

[Name] of [Agency] is proud to present “Rockwall House”, a very special property. You might think you are in a period drama as you walk towards the elegant home through clipped hedges bordering the English garden. The historic home was designed by leading architect, John Verge (who also designed Elizabeth Bay House for the Colonial Secretary). Rockwall House was built for another civic leader, John Busby, famous for overseeing the construction of “Busby’s Bore”, the tunnel that brought fresh water into Sydney. Built in 1831-1837, the imposing sandstone home is a prime example of the restrained Old Colonial Regency style. The home is one of the few original mansions in exclusive Potts Point and it has suitably impressive formal gardens set on approximately 1,350 square metres of level land. A home of this standing and significance rarely comes on the market.

Delight in sandstone style

Forget modern bricks, blocks and boards that are stuck together within a few months – this sandstone villa was built with the care and attention to detail of a bygone era. As you enter the broad vestibule/drawing room, you encounter the grand windows; French doors; original marble fireplace; lofty ceilings; and chandeliers that are enjoyed elsewhere in the residence. You can then move into the even grander living/dining room (which is almost a ballroom, again with marble fireplace), or move to the grand timber staircase that takes you up to the large bedrooms (each with its own marble fireplace). There are at least four beautiful bedrooms as well as four bathrooms. You can then descend the stairs right down to the former servants’ quarters with its full-size traditional kitchen, pantry and informal dining room. There are also remarkable spaces in the lower ground floor for family living and entertainment. This home would suit anyone with a large book or art collection since there are perfect spaces for the hanging of artworks and a library.

Live in the centre of everything

The heritage-listed villa with double garage is nestled in the imposing Rockwall Crescent, a quiet, stunningly beautiful cul-de-sac off bustling Macleay Street. You have peace and beauty, yet you are in the centre of everything - surrounded by good restaurants; Woolworths a two-minute walk; and the Sydney CBD within three kilometres.

You are also in a choice school district, with such highly-esteemed schools as Plunkett Street Public School (1.8 km away) and Inner Sydney High School (3.6 km). Other respected schools nearby include Sydney Grammar; St Andrew’s Cathedral School; SCEGGS Darlinghurst; and St Vincent’s College.

When you move into this home, you are opening yourself to a full range of experiences, whether enjoying the vibrant gardens and fountain from your Italianate verandah; basking in the serenity of the historic home; dining with family and friends in the grand dining room with roaring fire; or reading a book or chatting in the atmospheric kitchen space downstairs. Consider this rare opportunity while it lasts. Contact [name] for an inspection.

(<500 words; <3100 characters)

LISTING PORTFOLIO – Cameron Russell

Feature dot points for brochure:

- Historic Old Colonial Regency sandstone villa designed by renowned architect
- Vibrant formal gardens with fountain on a large level block (1,350 sqm)
- Located in exclusive Potts Point, close to shops, the CBD and popular schools
- Imposing French doors, high ceilings, chandeliers and marble fireplaces throughout
- Grand sitting, dining, entertainment and family areas
- Further features include: a broad Italianate verandah, an elegant curved timber staircase, double garage, and four bedrooms with marble fireplaces and four ornate bathrooms